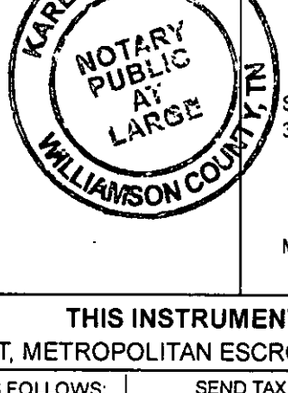
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2014

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Samuel Bolton	NEW OWNER	Parcel ID:
1709 Lawncrest Dr.		09412003400
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Robert L. Berard and wife, Susan M. Berard

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Samuel Bolton and wife, Kourtney Bolton

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 31, Clover Nook, as of record in Book 2900, Page 51 and 52, Register's Office for Davidson County, Tennessee.

Said lot fronts 158.49 feet along the southwesterly margin of Lawncrest Drive, thence back between lines measuring 220.0 feet on the northwesterly line and 156.2 feet on the southerly line, to a broken line in the rear which measures 241.9 feet.

BEING the same property conveyed to Robert L. Bernard and Susan M. Bernard by deed from Ronald L. Bowersock and Betty L. Bowersock, of record in Instrument 20121120-0106921, dated November 15, 2012, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2994, Page 126, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 51 and 52, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1709 Lawncrest Dr., Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of May, 2014.

Robert L. Berard

Susan M. Berard

BILL GARRETT, Davidson County
Trans: T20140039212 DEEDWARR
Recvd: 06/04/14 12:20 2 pgs
Fees: 13.00 Taxes: 407.00

20140604-0048371

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Berard and Susan M. Berard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2014.

My Commission Expires: 9-9-14

Notary Public

